



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Joseph Hasenkopf - phone: 518 701-4823
Email: planning@townofcairo.com

Meeting Minutes

October 7, 2021

The Planning Board meeting was held in the Town Hall.

Members Present: Joseph Hasenkopf, Ed Forrester, Beth Hansen,
Kevin Hicks and Christopher Keff (Alternate)

Pledge of Allegiance.

Approval of September 2, 2021, Meeting Minutes. Meeting Minutes were approved as amended by a motion made by Kevin and seconded by Chris. All were in favor.

Public Hearings:

- 1. 2021-0901P Robert Leanza 470 County Route 20 Subdivision Tax (65.00-5-11)**

Applicant wishes to subdivide an 18-acre parcel into two parcels consisting of a 13.5-acre parcel containing the existing house, and a vacant 4.5-acre parcel.

Mr. Leanza proposed his project to the public and the planning board. No questions were posed.

BUSINESS

1. 2021-0901P Robert Leanza 470 County Route 20 Subdivision Tax ID (65.00-5-11)

Applicant appeared before the board in September. Board requesting more information on well, septic system (avoiding existing pond) and driveway.

- a. All fees received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received
- e. SEQRA negative.

A motion was made by Kevin to close the public hearing, seconded by Liz, all were in favor.
A motion was made by Kevin to approve the project, seconded by Liz, all in favor.

NEW BUSINESS

1. 2021-00602P Shemesh/McLees/Cage/Keith-Santo Associates 1080 Hearts Content Rd. Subdivision Tax ID (135.00-3-1.111)

Alton MacDonald presented preliminarily in September 2021 on behalf of the applicants. Board requesting more information on potential driveway permit and survey.

Alton M. presented to the board on Oct. 7, 2021, satisfying the previous requests for additional information and a Public Hearing was scheduled for November 4, 2021.

- a. All fees received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.
- e. SEQRA negative.

**2. 2021-0702P Renesola Power Holdings, LLC 517 CR. 31 (Roosevelt Ave.)
Special Use Permit Tax ID (82.00-4-2, 65.00-5-27.112)**

Absent September 2021

Absent October 2021

Applicant wishes to construct a ground mounted Solar PV Project.

Applicants instructed to return with more information regarding right of way for driveway, the fencing to be added to the property, as well as a visual assessment from the home-including plantings.

- a. Fees not yet received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.
- e. SEQRA.

**3. 2021-1001P Theresa Reinwald 303 Bogardus Special Use Permit Tax
ID (81.00-1-46)**

Applicant is in the process of constructing a pond to minimize standing water collection/ erosion of land .

The NYSDEC has contacted the Town Zoning Office regarding a possible violation of SWPPP rules.

- a. No fees assessed.
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

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This project was found to be allowed under current town statutes, deeming a public hearing unnecessary. A motion was made by Liz to approve the project, seconded by Kevin, all in favor.

4. 2021-1002P Chad Paliotta/Storybrook Hollow 194 Route 145 Special Use Permit Tax ID (83.04-2-10)

Applicant wishes to operate a retail giftshop and concessions with hosted events.

- f. All fees received.
- g. Site plan received.
- h. Application received.
- i. Zoning officer letter.
- j. SEQRA.

Chad P. presented his project to the board. Citing no change of use, a motion was made by Chris to waive a public hearing, seconded by Liz. A motion was made by Kevin to approve the project, seconded by Chris. All were in favor.

5. 2021-1003P Ferraiola 79 Bauer Junior Rd. Subdivision Tax ID (52.00-7-17)

Applicant wishes to subdivide an ~6 acres parcel into two equal parcels. Applicant notes site has septic approval for one home. Deed notes restriction of 2 parcel subdivision only.

Surveyor: Robert Ihlenburg, contact information in file.

- f. All fees received.
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter received
- j. SEQRA negative.

Applicant presented their project before the board, and a Public Hearing is scheduled for October 7, 2021.

6. 2021-1004P Lacey/Stephanie McMahon 665 Main Street Special Use Permit Tax ID(101.00-6-20)

Applicants wish to operate a bakery out of leased space.

- a. All fees received.
- b. Site plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Applicants presented their application to operate a bakery out of the main building at Cedar Terrace, open for business Monday-Saturday.

A motion was made by Liz to waive a public hearing, seconded by Kevin, all were in favor. A motion was made by Kevin to approve the project, seconded by Ed, all were in favor.

7. 2021-1005P Mark Gorelick 512 Main Street Special Use Permit Tax(101.05-3-14)

- f. No fees assessed/ Library
- g. Site plan
- h. Subdivision Application
- i. Zoning officer letter
- j. SEQRA

This is a town project. A motion was made by Liz to approve the project, seconded by Kevin, all were in favor.

A motion was made by Kevin to end the meeting, seconded by Chris, all were in favor.

Respectfully submitted,

Donna Vollmer
Planning Board Secretary